



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, DECEMBER 12, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR ROBERT J. BENICH
VICE-CHAIR ROBERT L. ESCOBAR
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH

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GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: November 14, 2006

CONSENT CALENDAR:

- 1) **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MMC-04-05: DEL MONTE-GIOVANNI:** The applicant is requesting approval of a development schedule for a six-unit multi-family residential development.

Recommendation: By minute action, adopt resolution approving development schedule.

- 2) **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-05-03: MONTEREY-GUNTER:** The applicant is requesting approval of a development schedule for a 15-unit mixed-use residential development.

Recommendation: By minute action, adopt resolution approving development schedule.

PUBLIC HEARINGS:

- 1) **USE PERMIT AMENDMENT, UPA-95-01: W. THIRD-CINGULAR:** A request for a conditional use permit amendment to allow for expanded use to provide cellular services. This project includes collocation of two panel antennas on an existing monopole, approximately 300 ft. of enclosed equipment area, and new monopole with a panel antenna. (APN 767-08-008)

Recommendation: Reopen Public Hearing/Adopt Resolution approving request.

- 2) **ANNEXATION, ANX-06-01/ ZONING AMENDMENT, ZA-06-01/ URBAN SERVICE AREA, USA-05-02: EDMUNDSON-OAK MEADOW PLAZA:** A proposed amendment to the Urban Service Area to include 34 acres of land, a proposed amendment to the Zoning Map to pre-zone 19 acres R-1 12,000 RPD and 15 acres Open Space, and the proposed annexation of the 34-acre area. The subject area is located on the west side of Sunset Ave. opposite Denali Dr., Yellowstone Dr., Whitney Way and Bryce Dr. These applications were previously considered by the Planning Commission and City Council earlier this year. The applications were tabled by the City Council with direction given to the applicant to meet with nearby property owners in an effort to resolve property development issues. (APNs 767-19-020, 024 & 028 and 767-15-026)

Recommendation: Reopen Public Hearing/Table.

- 3) **EXTENSION OF TIME, EOT-06-04: DIANA-APOSTOLIC CHURCH:** The applicant is requesting approval of a one-year extension of the conditional use permit approval for the

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construction and operation of a 12,488-sf church at the southeast corner of Diana Avenue and Walnut Grove Drive. (APN 726-07-079)

Recommendation: Open Public Hearing/Adopt Resolution approving request.

- 4) **DEVELOPMENT AMENDMENT, DA-06-06: MONTEREY-GUNTER:** A request for approval of a development agreement for a 15-unit mixed-use residential development located on an approximate one acre site at 17620 Monterey Road, north of Main Ave. and east of McLaughlin Ave. (APN 726-23-008)

Recommendation: Open Public Hearing/Adopt Resolution recommending City Council approval.

- 5) **ZONING AMENDMENT, ZA-06-10/SUBDIVISION, SD-05-11/DEVELOPMENT AMENDMENT, DA-05-09: DEL MONTE-GIOVANNI:** A request for approval of a development agreement and zoning amendment to establish a precise development plan and rezone an approximate 1.08-acre site from R2(3,500) to R2(3,500)/Residential Planned Development (RPD). The applicant is also requesting approval to subdivide the site into six lots for the construction of six multi-family homes. The subject site is located on the east side of Del Monte Ave., approximately 80 ft north of Christine Lynn Dr. (APN 764-12-025)

Recommendation: Open Public Hearing/Adopt Resolution recommending City Council approval of requests.

- 6) **ABAG DRAFT REGIONAL HOUSING NEEDS ALLOCATION (RHNA) METHODOLOGY:** Review of ABAG's Draft Regional Housing Needs Allocation Methodology.

Recommendation: By minute action, recommend City Council support of the Draft Methodology with minor suggestions for change.

- 7) **REVIEW OF DRAFT 2006/2007 SCVWD CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH MORGAN HILL GENERAL PLAN:**

Recommendation: Adopt resolution making findings that the Draft 2006/07 Santa Clara Valley Water District CIP is consistent with the Morgan Hill General Plan.

- 8) **APPOINTMENT OF PLANNING COMMISSION SUBCOMMITTEE TO REVIEW CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) EVALUATION CRITERIA AND TO RECOMMEND PROCEDURES FOR SCORING AND AWARDED THE 100 ALLOTMENTS MADE AVAILABLE BY THE VOTERS UNDER MEASURE F:**

Recommendation: 1. Appoint two members from the Planning Commission to serve on a subcommittee to review and provide recommendations regarding changes to the RDSCS standards and criteria and procedures for awarding Measure F allotments.

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2. Direct staff to recruit other representatives to serve on the subcommittee as determined by the Planning Commission.

THE DECEMBER 26, 2006 PLANNING COMMISSION MEETING HAS BEEN CANCELED

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JANUARY 9, 2007 MEETING:

- ZAA-81-10: Peak-Taylor Wheeler Planning/Pacific Coast Manor
- DAA-04-08A: Tilton-Glenrock
- ZAA-04-01A: Tilton-Glenrock
- ZA-06-04: San Pedro-Alcini
- SD-06-05: San Pedro-Alcini
- DA-06-02: San Pedro-Alcini
- UPA-05-15: Vineyard-KFG/Dance Unlimited
- ZA-06-16: City of M.H.-PUD Ordinance
- DAA-04-06: Cochrane-Borello
- DAA-05-01: Cochrane-Mission Ranch
- DAA-05-02: Cochrane-Lupine
- DAA-05-04: E. Main-Marrad/San Savigno
- DAA-05-07: Wright-Manana
- City of M.H.-Text Amendment to Chapter 18.12 & Chapter 18.18 to allow up to 25% multi-family, and 25% single-family detached dwellings in the respective zoning district

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

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The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.